

April 6, 2022

City of Issaquah  
Community Planning & Development  
1775 12<sup>th</sup> Avenue NW  
Issaquah, WA 98027

## Maclean Subdivision Neighborhood Meeting

The Maclean subdivision is located at 4929 Issaquah-Pine Lake Road SE in Issaquah, WA and is zoned SF-SL (Single Family – Small Lot). There is an existing detached single-family home and associated accessory buildings on the site, all of which will be removed as part of this project. This project proposes to subdivide the project site into 23 lots and a detached single-family house will be constructed on each of the lot. Other constructed activities included in this proposal are private access tracts, frontage improvements along 236<sup>th</sup> Ave SE and Issaquah-Pine Lake Rd, open space, and stormwater detention infrastructure. Below are further details about the project:

Property Location:	4929 Issaquah-Pine Lake Road SE, Issaquah, WA 98029
Parcel Number:	2224069039
Gross Site Area:	232,555 square feet (5.34 acres)
Net Site Area (after ROW Dedication):	218,760 square feet (5.02 acres)

Property Zoning:	SF-SL
Proposed Zoning:	SF-SL

Proposed Residential Lots:	23
Proposed Tracts:	7
Proposed Dwellings:	23 Detached Single-Family Homes
Proposed Common Open Space:	32, 856 square feet (0.75 acres)

Project Type:	Single Family Dwelling - Residential Subdivision
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### Site Description

There is currently a detached single-family house and associated accessory buildings located on the site, which will be removed. The site slopes downward from south to north with defined steep slopes bordering the north and eastern boundaries. The surrounding development is as follows:

- North: Apartment Multi-Family Dwelling – SE 48<sup>th</sup> St (Sammamish R-12 zone)
- East: Single Family Residential – Issaquah-Pine Lake Rd SE (Sammamish R-4/R-6 zone)
- South: Church/Welfare/Religious Service – SF-SL zone
- West: Single Family Residential – SF-SL zone

### Project Elements

#### Water and Sewer Utilities:

Sammamish Plateau Water will provide the site with water and sewer utilities. To bring water and sewer to each of the proposed detached single-family homes, water and sewer main extensions will be constructed from the existing water and sewer mains that are located in the 236<sup>th</sup> Ave SE right-of-way. Within the development, the main extensions will be located within the proposed access/utilities tracts (Tract 996, 997, 998, & 999).

#### Stormwater Detention:

All stormwater runoff from the developed site will be collected, mitigated, treated for water quality and released at historic runoff rates to the City of Issaquah conveyance system in Issaquah Pine Lake Road. A new stormwater detention vault will be constructed in proposed Tract 993. Stormwater catch basins within the proposed access/utility tracts will be constructed and will route stormwater to the detention

vault. Detained stormwater will be treated by a water quality treatment system downstream of the detention vault and discharged at mitigated, historic flow rates into the existing City of Issaquah collection and conveyance system at the intersection of 236<sup>th</sup> Ave SE and SE 48<sup>th</sup> St.

*Access/Streets/Parking:*

To provide the access to the proposed detached single-family homes, an access road will be constructed within Tract 999. Tract 999 will be 45-feet wide and have a 22-foot wide driving surface. On each side of the tracts driving surface, there will also be curb, gutter, sidewalks and planter strip constructed. The tract will also end in a cul-de-sac.

Off of Tract 999, there will be three other access tracts (996, 997, 998) that have a width of 25-feet and have a 20-foot driving surface and sidewalk on one side. These smaller access tracts will provide access to a maximum of three lots. Tract 998 will also provide access to the stormwater detention vault and end in a hammerhead turnaround for maintenance vehicle access.

Each detached single-family house will provide 4 parking stalls: two stalls in each lot's driveway and two stalls in each home's garage. This means that there will be a total of 92 parking stalls for the development, which exceeds the required 46 parking stalls (2 per single family home) for the development (Table 18.09.050).

*Frontage Improvements:*

Frontage improvements will be constructed along 236<sup>th</sup> Ave SE and Issaquah Pine Lake Rd. The improvements along 236<sup>th</sup> Ave SE will include a new entrance into the project site which will include new sidewalks. Along Issaquah-Pine Lake Rd, frontage improvements will include the construction of a new sidewalk and planter strip. 20 feet of ROW will be dedicated to the City along Issaquah Pine Lake Rd for the purpose of constructing these frontage improvements.

*Open Space:*

The project proposes a number of open space areas on the site. Tract 994 is proposed as a tree retention tract. There will be no development of homes or lots prepared in this area, as the intent of the tract is to save a number of trees that exist in the SE corner of the site. Usable open space will be provided to residents of the development within Tract 993. Amenities will be provided in this area and are yet to be determined at this time. Open space requirements provided by the project exceed the City's requirements for open space area needs with the proposed site plan.

*Critical Areas:*

The Geotechnical Report for the project site, prepared by the Riley Group, identifies onsite slopes that have a slope greater than 40% along the project's boundaries with Issaquah-Pine Lake Road and SE 48<sup>th</sup> St. The areas have identified as a steep slope per their topography and their vertical drop requirements per City of Issaquah code have been located within Tract 995. They have also have been identified as manmade slopes that have not historically been in these locations are were likely created by construction of SE 48<sup>th</sup> St and Issaquah Pine Lake Rd. Per the Geotechnical Engineer's recommendation and City of Issaquah code, a 10' buffer from the top of steep slope and a 15' building setback have been shown on the proposed site plan.

There is also a man-made farm pond located in the northern portion of the site. This pond is man-made, has been lined with bentonite, and has been used as a stock/irrigation pond. This pond was investigated by Louis Emehiser with Acre Environmental, a Critical Areas specialist, who determined that it was not a wetland, and provided the conclusion that it is non-regulated. This man-made farm pond will be filled as part of this project.

Sincerely,



Tom Abbott, PE  
Project Manager  
LDC, Inc.  
HQ Office